

Item # \_\_\_\_\_

Prepared by: Gloria Kelly  
Shelby County Land Bank

Commissioner \_\_\_\_\_

Approved by: \_\_\_\_\_  
County Attorney

**RESOLUTION APPROVING THE SALE OF SIXTEEN (16) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 82.1, 92.1, 92.2A, 97.1.1, 97.1.3, 0103, 0204, 0206, 0303, 0305, 0403, AND 0404 TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$70,700.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.**

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**WHEREAS,** Shelby County has acquired SIXTEEN (16) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 82.1, 92.1, 92.2A, 97.1, 97.1.3, 0103, 0204, 0206, 0303, 0305, 0403, and 0404 which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

**WHEREAS,** Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

**WHEREAS,** The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

**WHEREAS,** It is deemed to be in the best interest of Shelby County to sell said SIXTEEN (16) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE,** That the sale of the aforementioned SIXTEEN (16) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 82.1, 92.1, 92.2A, 97.1, 97.1.3, 0103, 0204, 0206, 0303, 0305, 0403, and 0404 to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$70,700.00, be and the same is hereby approved.

**BE IT FURTHER RESOLVED,** That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

**BE IT FURTHER RESOLVED,** That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

\_\_\_\_\_  
A C Wharton, Jr., County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of County Commission

ADOPTED \_\_\_\_\_

## **SUMMARY SHEET**

### **I. Description of Item**

A Resolution approving the sale of SIXTEEN (16) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 82.1, 92.1, 92.2A, 97.1, 97.1.3, 0103, 0204, 0206, 0303, 0305, 0403, and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these SIXTEEN (16) Delinquent Tax Parcels be approved.

### **II. Source and Amount of Funding**

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

### **III. Contract Items**

Offer to Purchase

Quit Claim Deeds

### **IV. Additional Information Relevant to Approval of this Item**

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
1606	0303	02108000000180	884 N. Montgomery 40' x 67'	R-D	\$7,632.86	Toni Cummings	\$1,500.00	\$1,200.00 Vacant Lot	Expand Property Size
2263	82.1	024007000000160	Utah 25' x 107'	M-2	\$1,329.45	Isiah Rowser	\$700.00	\$500.00 Vacant Lot	Investment Property
6750	92.1	024007000000170	W. Trigg Ave. 50' x 107'	I.L.	\$5,807.84	Isiah Rowser	\$1,500.00	\$1,000.00 Vacant Lot	Investment Property
1689	97.1	024010000000110	Pioneer 30' x 109'	I.L.	\$994.82	Isiah Rowser	\$800.00	\$500.00 Vacant Lot	Investment Property
5081	92.2A	024010000000120	Pioneer 39' x 109'	I.L.	\$1,418.50	Isiah Rowser	\$900.00	\$600.00 Vacant Lot	Investment Property
3224	0103	024010000000130	Pioneer 55' x 155'	I.L.	\$882.98	Isiah Rowser	\$2,500.00	\$1,000.00 Vacant Lot	Investment Property
2474	0404	026019000000010	965 McLeMore Ave 120' x 108'	C-H	\$3,913.64	Carolyn Drinkwater	\$35,000.00	\$35,000.00 Comm. Bldg.	Investment Property
3822	0206	031016000000240	1408 Rozelle St. 37' x 152'	R-D	\$6,747.04	Trustees First True Value Church	\$5,000.00	\$3,000.00 Vacant Lot	Church Property
3938	97.1.3	0350830000000630	1482 Florida 60' x 130'	C-H	\$4,308.39	Trustees Greater Open Door MB Church	\$2,200.00	\$1,500.00 Vacant Lot	Church Property
5080	0204	035085000000040	117 Dove Ave. 60' x 115'	R-D	\$6,440.08	Marshall Hamilton	\$4,000.00	\$3,000.00 Lot w/Duplex	Investment Property
6618	0403	043015000000150	3094 Chelsea Ave. 47' x 95'	C-L	\$11,380.26	Christina Sanders & Vincent Woods	\$2,000.00 Bid Off	\$2,300.00 Vacant Lot	Expand Property Size
10026	0403	061002000000380	1312 Airways 28' x 88'	C-H	\$10,759.79	Gregory Cooper & Marion Cooper	\$800.00	\$800.00 Vacant Lot	Expand Property Size
11103	0403	071059000000060	4533 Suncrest 50' x 110'	RS-6	\$9,656.27	James Terry & Corine Terry	\$2,000.00	\$1,800.00 Vacant Lot	Expand Property Size
11994	0403	0740900A001660	2832 Los Gatos Ct	R-MM	\$9,410.22	Patti W. Beaty	\$15,000.00	\$12,000.00 Lot w/Condo	Investment Property
12081	0404	075012000000020	405 Flynn Rd. 90' x 190'	RS-6	\$5,663.48	Gloria J. Williams	\$3,000.00	\$3,000.00 Vacant Lot	Investment Property
13020	0305	075224000000080	596 George St. 50' x 170'	RS-8	\$8,576.60	Jeremiah Perry	\$3,500.00	\$3,500.00 Vacant Lot	Investment Property

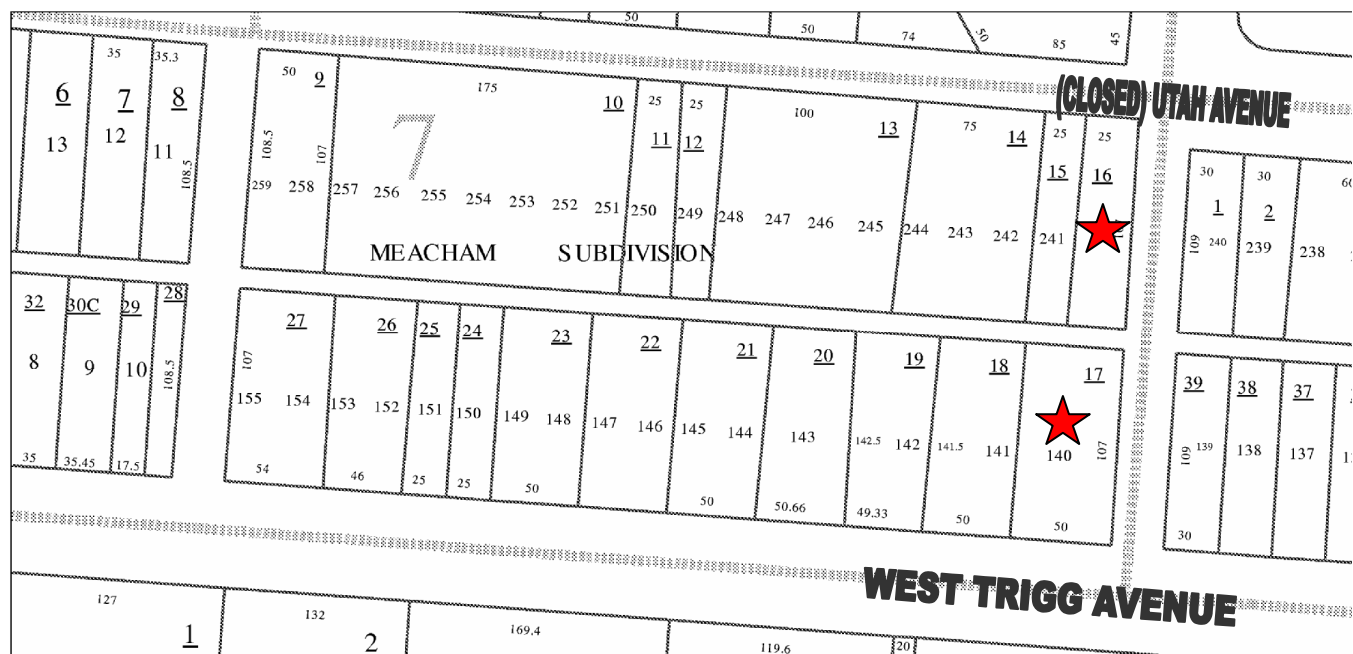
16 Properties

Total

\$70,700.00

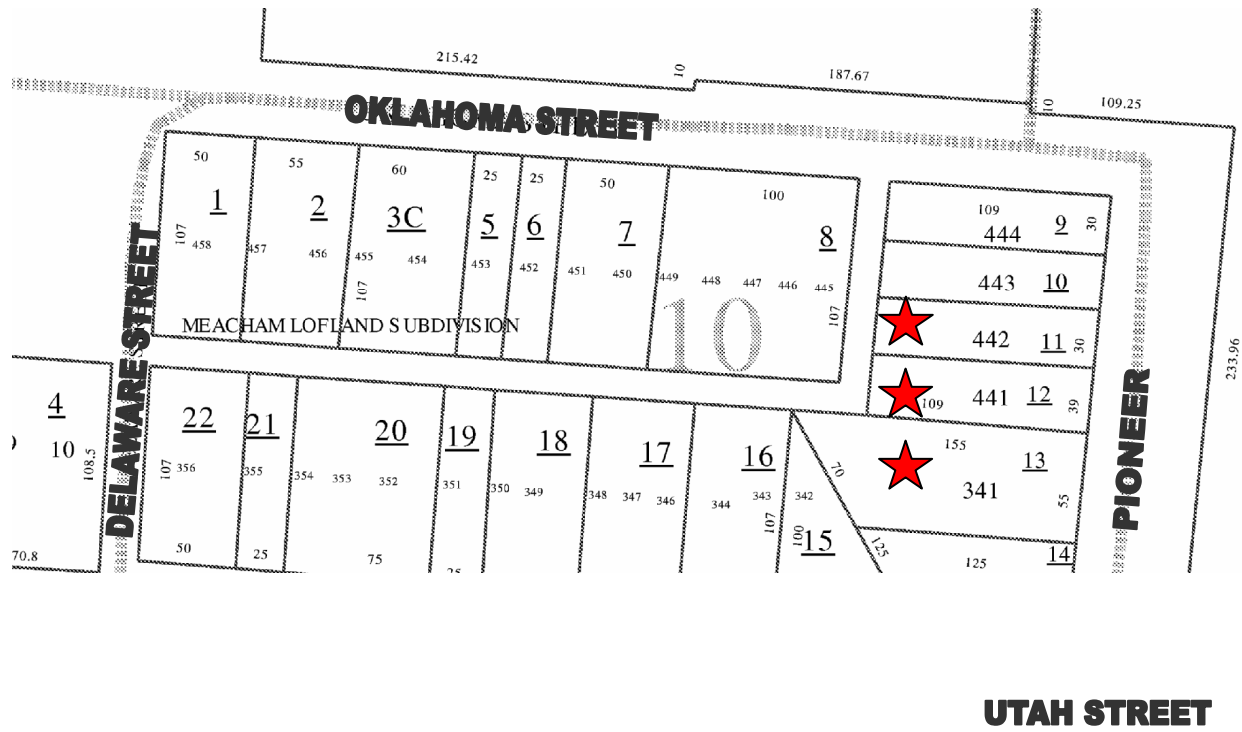
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## Ward 24



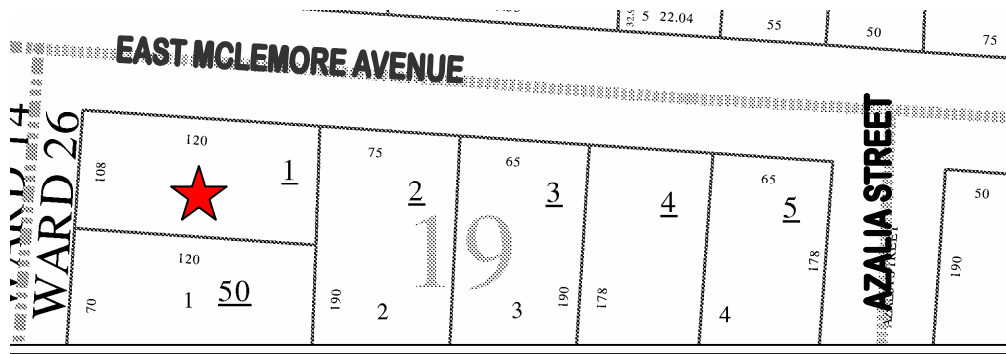
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# Ward 24



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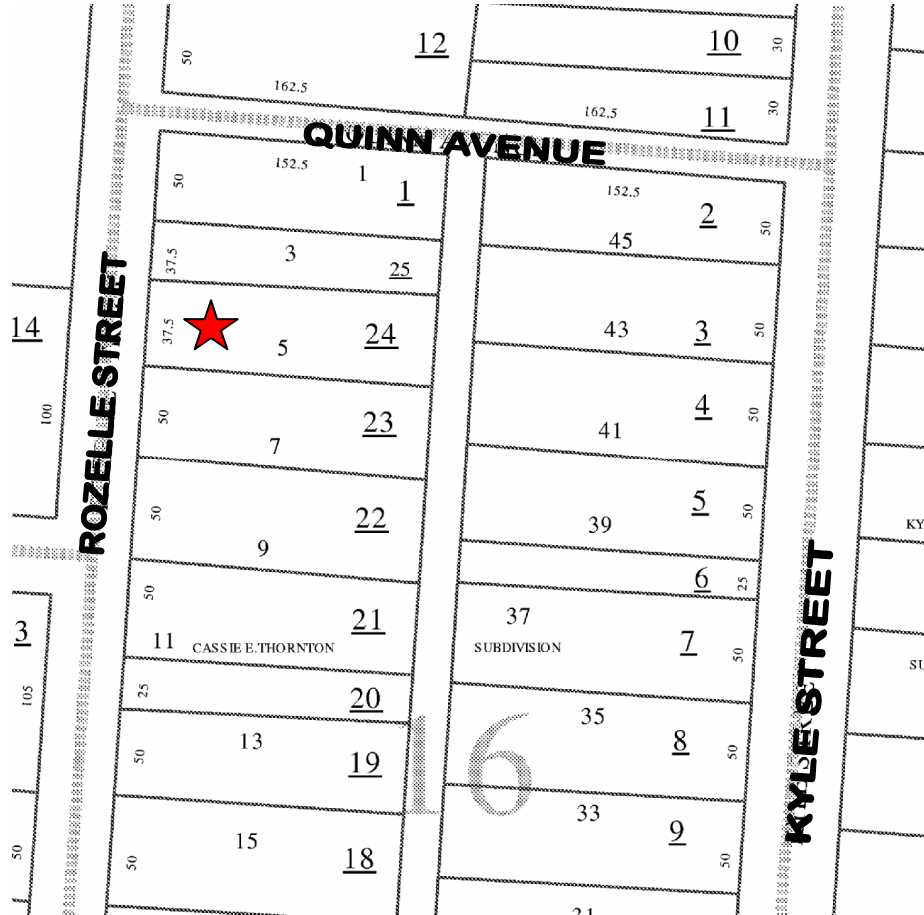
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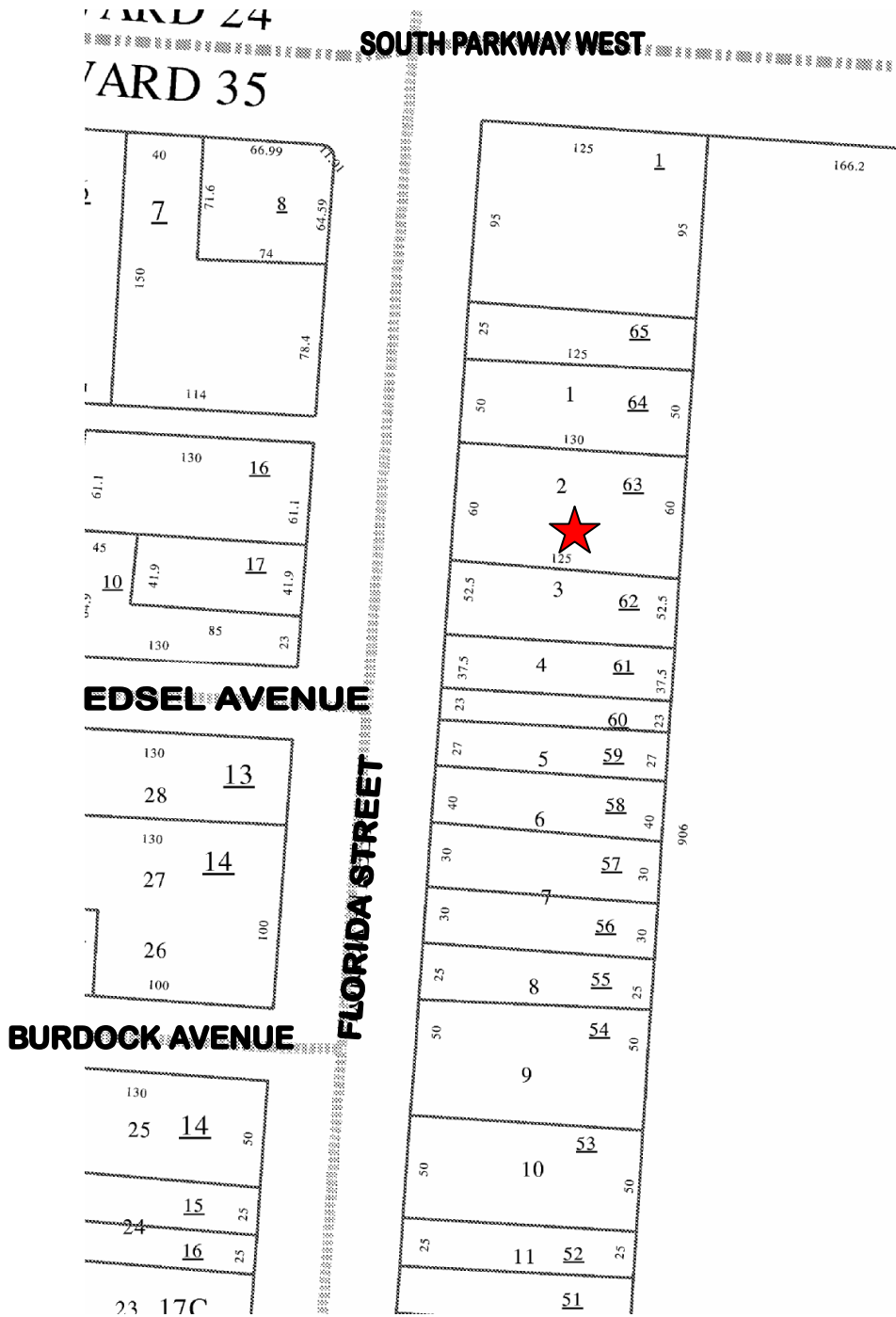


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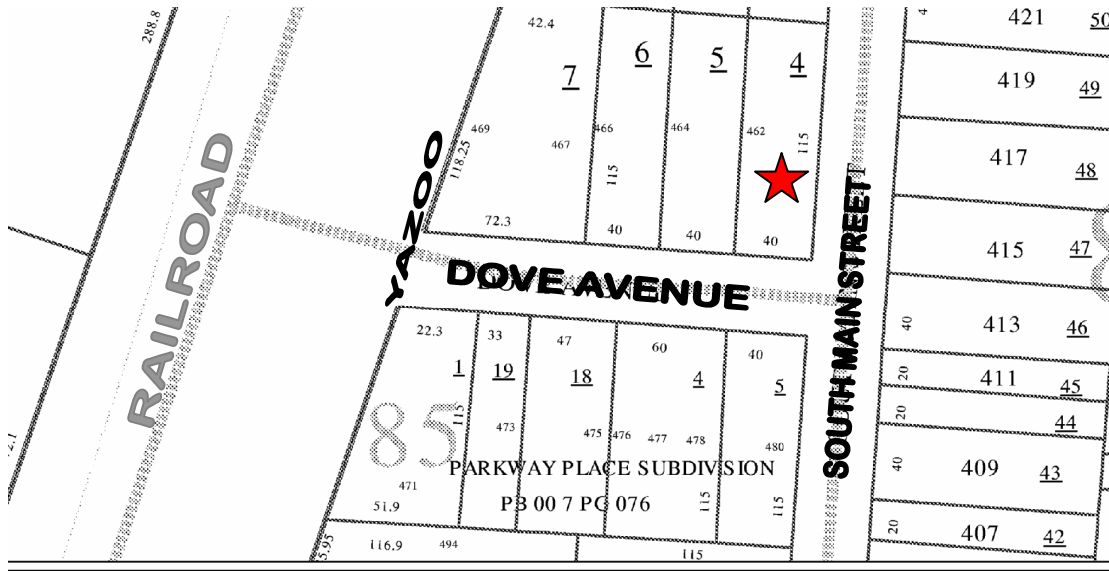
## SOUTH PARKWAY WEST



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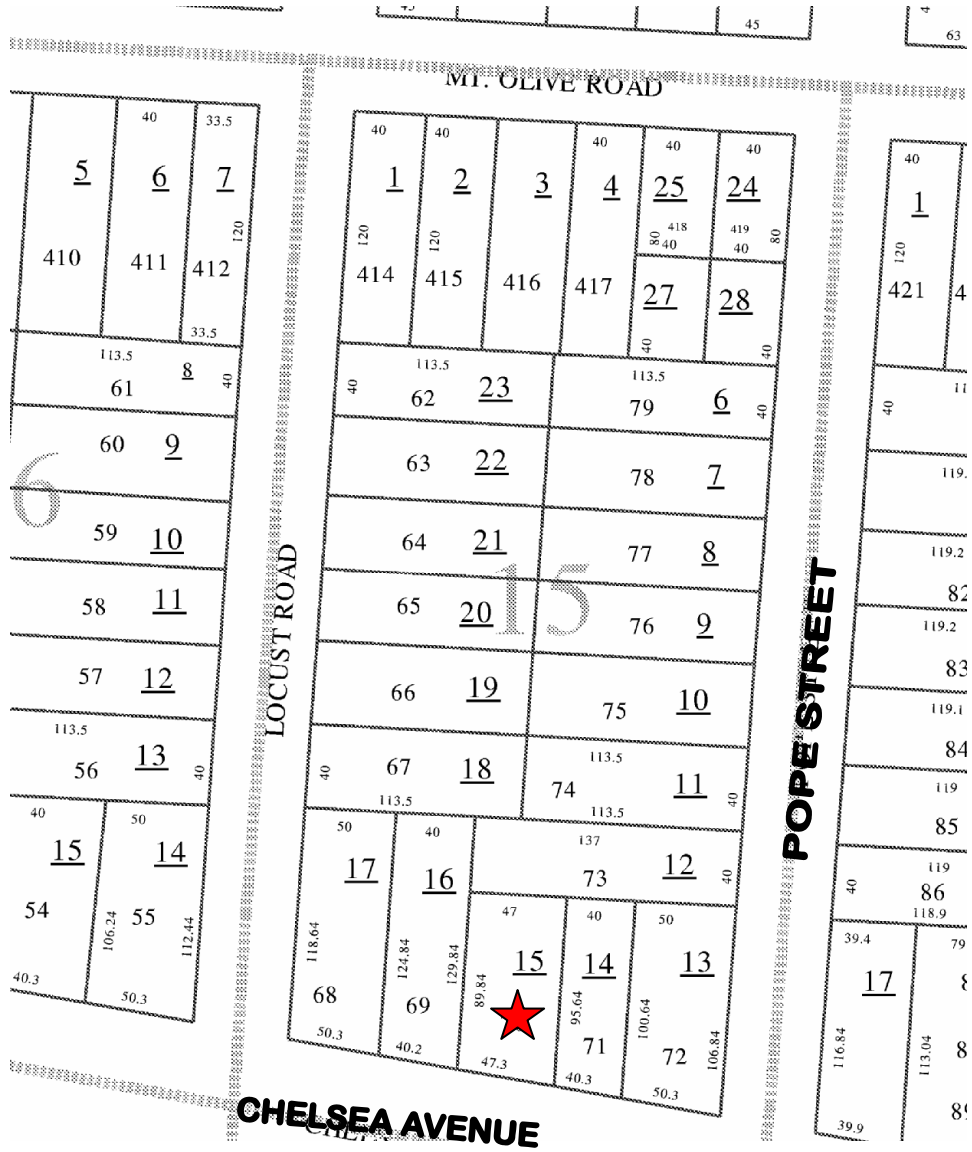
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## ESSEX AVENUE



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# Ward 43



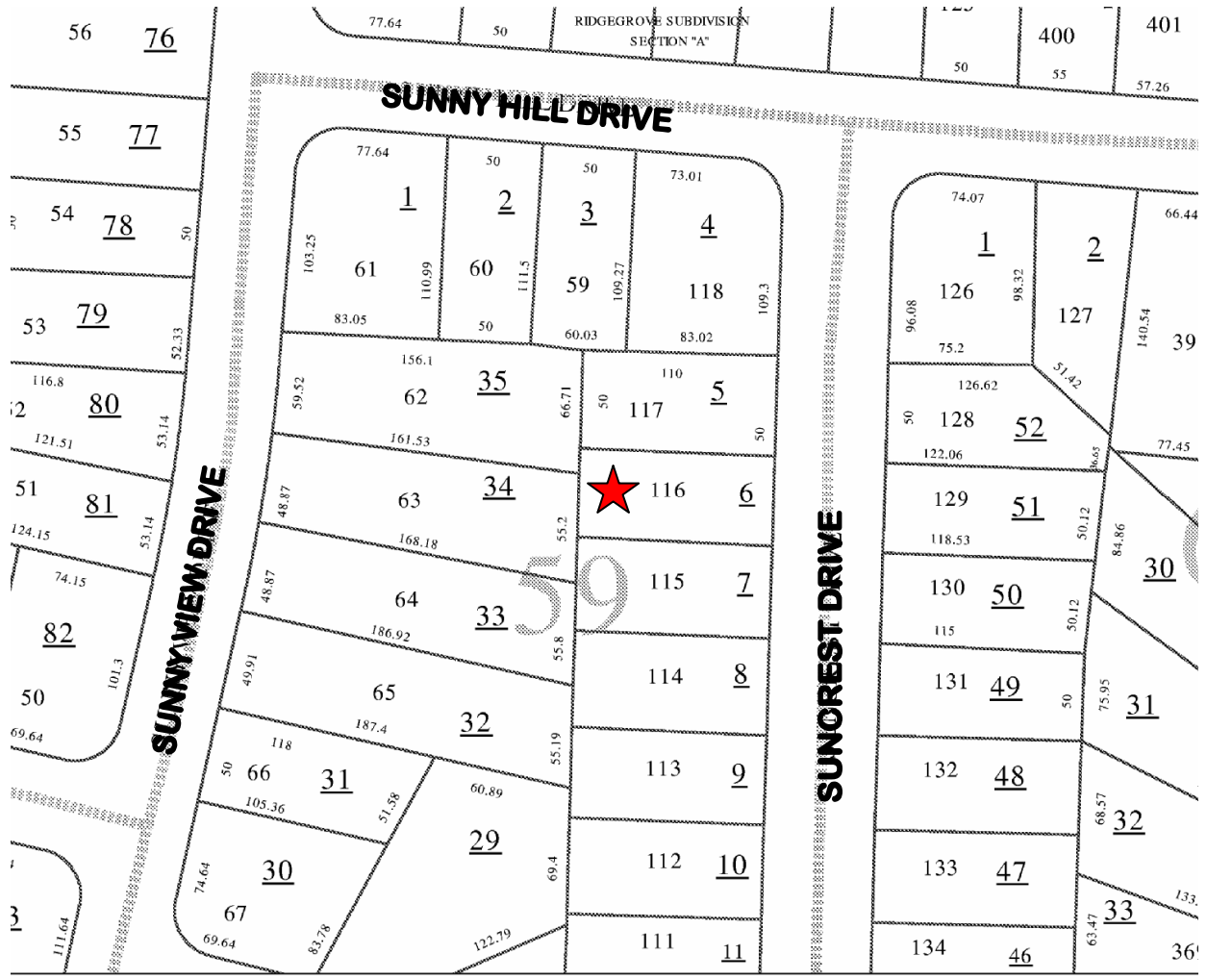
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# Ward 61



061 0020 0 00038 0

# Ward 71



071 0590 0 00006 0

## Ward 74

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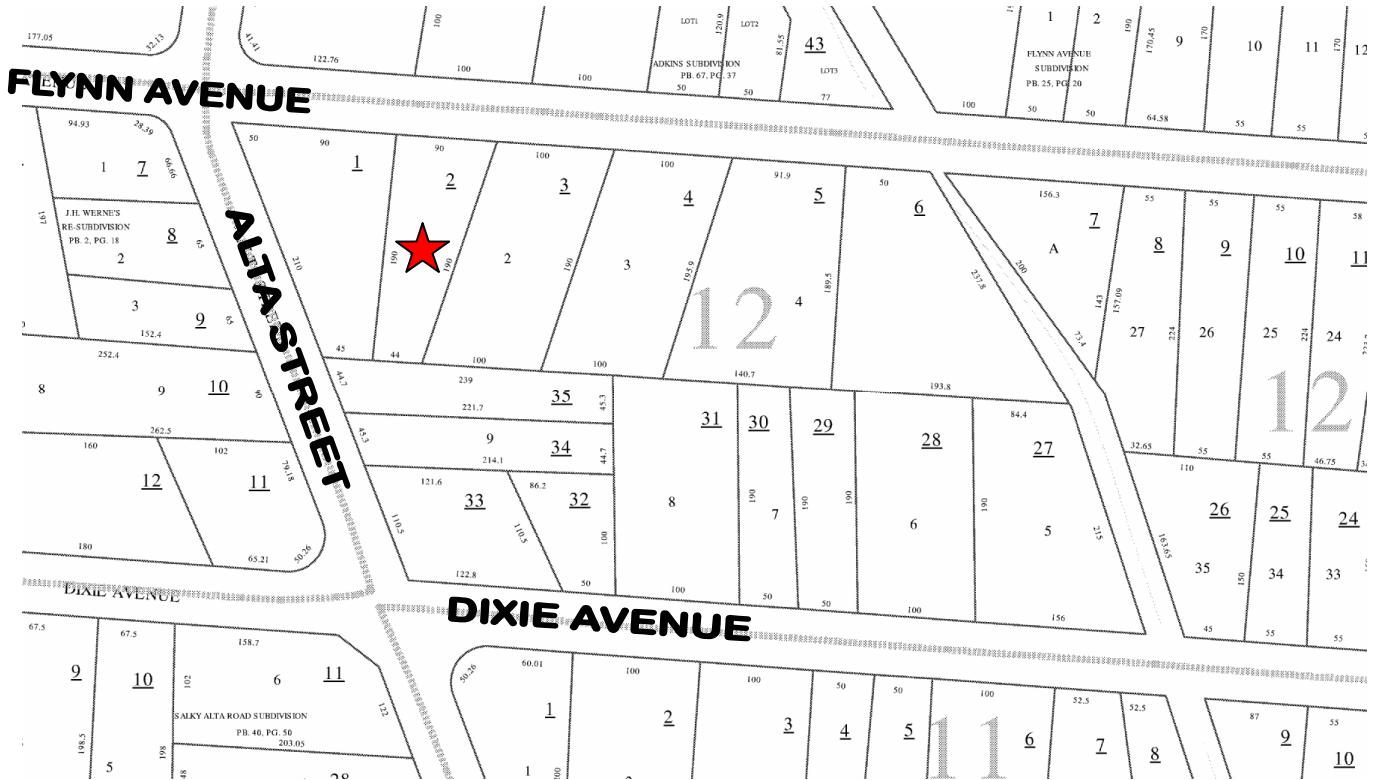
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<u>170</u>	<u>171</u>	<u>174</u>	<u>175</u>

**LOS GATOS CT.**  
LOS DRIVE (PD)

835.41

074 0900 A 00166 0

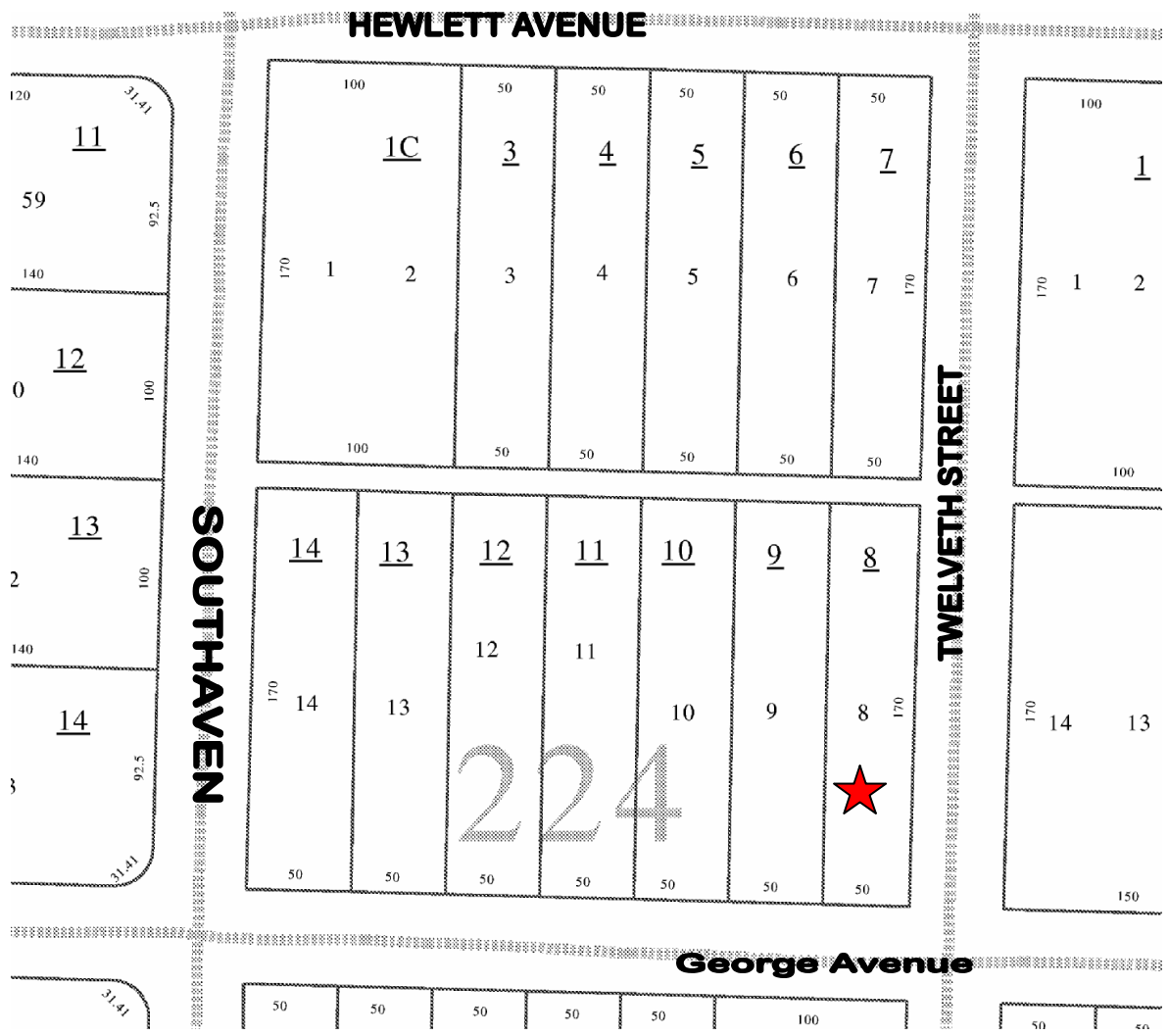
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Ward 75



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